

December 3, 2019

1. Application for EPA Brownfields Community-wide Assessment Grant by:
Spanish Fork City
40 South Main Street
Spanish Fork, Utah 84660
2. Funding Requested
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested
 - i. \$300,000 (for hazardous substances and/or petroleum.)
 - ii. Indicate if you are requesting a Site-specific Assessment Grant waiver of the \$200,000 limit: N/A (Requesting Community-wide assessment grant)
 - c. Contamination: "Hazardous Substances and Petroleum." Breakdown of the amount of funding being requested by contaminant type: \$221,500.00 hazardous substances and \$78,500.00 petroleum.
3. Location: Spanish Fork City (Associated Area Code 84660)
4. Property Information for Site-Specific Applications: N/A (Requesting Community-wide assessment grant). However, Spanish Fork City has identified target areas and sites.
 - a. Area 1: Spanish Fork Fairgrounds and Main Street Corridor:
 - i. Western Metals Salvage Yard: 601 South Main (South of fairgrounds) - blighted area 601 S to 875 S Main Street (hazardous substances and possible petroleum compounds)
 - ii. Lumber yard 45 E Center Street (hazardous substances and possible petroleum compounds)
 - iii. Towing and Impound Yard with Autobody shop 60 W. Center Street. (north of City Hall) (petroleum)
 - iv. Ken's Auto Body 10 N. Main Street (previously used as a gas station) (petroleum)
 - b. Area 2: Sugar Beet Factory and Intermodal Center
 - i. Sugar beet factory (ash, processing waste) 433 S 1550 W (hazardous substances and possible petroleum compounds)
 - c. Area 3: Industrial Park and Foundry
 - i. 198 E 1600 N old foundry site (hazardous substances)
 - ii. 1375 N 200 E (old metal work site) (hazardous substances)
 - iii. 1796 N 200 E (trucking site) (petroleum)
 - iv. 800 N 200 E (763 N 200 E shop and 176 E 800 N outdoor vehicle storage) (petroleum)
 - d. Area 4: Expressway Lane Landfills
 - i. Anderson Wrecking (Phase 1 and Phase 2 expired) 1215 N SR-51 (on back way to Springville City) (hazardous substances and possible petroleum compounds)

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- ii. Landfill Area(s) - area of arsenic plume. 1300 E Expressway Lane
(hazardous substances and possible petroleum compounds)

5. Contacts:

Highest Ranking Official	Project Director
Mayor Steve Leifson 801-804-4531 mayor@spanishfork.org Spanish Fork City 40 South Main Street Spanish Fork, Utah 84660	Brandon Snyder, City Planner 801-804-4596 bsnyder@spanishfork.org Spanish Fork City Community Development 40 South Main Street Spanish Fork, Utah 84660

6. Population: 39,961

7. Other Factors:

- a. N/A Community population exceeds 10,000.
- b. N/A No sites are located within federally recognized Indian tribe or US territory.
- c. N/A The priority brownfield site(s) are not impacted by mine-scarred land.
- d. Adjacent body of water: The priority target sites listed above, under item 4, are not adjacent to a body of water except for the following:
 - i. Sugar beet factory: Southern boundary adjoins the Spanish Fork River.
 - ii. 1796 N 200 E (trucking site): There is a naturally occurring pond located west of the site. The pond is separated from the trucking site by 200 East (a public street). The pond is also used for stormwater retention by the pond site's property owner/occupant.
 - iii. Anderson Wrecking: Adjoining flow ditch, west side.
 - iv. Landfill Area: Adjoining flow ditch southeast end and adjoining wetlands.
- e. Federally designated flood plain: The priority target sites listed above, under item 4, are not within a designated flood plain except for the following:
 - i. Western Metals Salvage Yard: Shaded Zone X
 - ii. Sugar beet factory: Southern boundary line is within the Floodway and a southern portion of the property is in Zone AE.
- f. Reuse of the priority target sites listed above, under item 4, currently will not facilitate renewable energy from wind, solar, or geothermal energy. A worthy goal in reuse of the sites will be to incorporate energy efficient measures.
- g. N/A Budget proposal does not indicate spending 30% or more on reuse planning activities.

8. Letter from the State of Utah: Attached

(b) (6)

Brandon Snyder, City Planner
Spanish Fork City Community Development
40 South Main Street Spanish Fork, Utah 84660
bsnyder@spanishfork.org
801-804-4596



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

L. Scott Baird
Executive Director

Kim Shelley
Director of Operations

November 25, 2019

Brandon Snyder
City Planner
Community Development, Spanish Fork City
40 South Main Street
Spanish Fork, Utah 84660

**RE: Support Letter for U. S. Environmental Protection Agency Brownfields Program
Community-Wide Assessment Grant – Spanish Fork City**

Dear Mr. Snyder:

Thank you for involving the Department of Environmental Quality (DEQ) in Spanish Fork City's (Spanish Fork) economic development and planning discussions regarding Spanish Fork's application for a U.S. Environmental Protection Agency (EPA) Brownfields Program Community-Wide Assessment Grant. The assessment grant will allow Spanish Fork to evaluate eligible sites identified within the South Main, City Center, and City Industrial Park areas, among others. The DEQ is committed to seeing Brownfields-caliber sites assessed, remediated, and redeveloped wherever possible.

The DEQ supports Spanish Fork in its application for an EPA Brownfields Program Community-Wide Assessment Grant. The benefits of assessing both petroleum and hazardous substance contaminated properties within the assessment area boundaries include removing the potential stigma associated with impacted or potentially impacted properties, protecting public health, and reclaiming valuable property for economic development and sustainable future growth. The DEQ is committed to assisting Spanish Fork as it seeks to address Brownfields. Additionally, the DEQ encourages use of the Voluntary Cleanup Program and Enforceable Written Assurances as vehicles for addressing contaminated properties and returning Brownfields properties to productive use.

We look forward to continuing our partnership with Spanish Fork to address Brownfields concerns. Should you have any questions, please contact Chris Howell or Bill Rees of the Division of Environmental Response and Remediation at (801) 536-4100.

Regards,

L. Scott Baird
Executive Director

cc: Ralph L. Clegg, E.H.S., M.P.A., Director, Utah County Health Department

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Spanish Fork City, Utah, is a city of 39,961 residents located in Utah County in the Provo-Orem Metropolitan Statistical Area. Spanish Fork City is located 10 miles south of Provo and is bordered by Utah Lake to the west and the Wasatch Mountains to the east. Spanish Fork City is located at the main juncture of Interstate-15 (I-15) and U.S. Route 6, which provides access to National Parks and National Recreation Areas. The Spanish Fork River flows west through the City from its source in the Wasatch Mountains and discharges into Utah Lake. It is fed by mountain springs and is formed at the confluence of the Soldier and Thistle creeks. Spanish Fork City historically has been agricultural, industrial, and residential in usage. Industry dating back to the late 1800's such as foundries and unregulated landfills dot the city. During the last century, growth has accelerated consuming precious agricultural land and open space. Utah is one of the fastest growing states and Spanish Fork City is a desirable destination as communities along the north part of the Wasatch Front become overcrowded. This application request is for a Community-wide Assessment Grant. The incorporated boundaries of Spanish Fork City (15.4 square miles) comprise the project area. Areas the City may target with this grant include brownfields sites and industrial areas located near I-15 and Main Street. These areas have been linked historically with early industrial growth and employment. With continued growth citywide coupled with outward suburban growth, these properties are now more centrally located, but considered underutilized. Some of this may be due to concerns of potential contamination. The City looks forward to recycling the existing sites back into beneficial reuse.

The environmental challenges for Spanish Fork City have been big and small over the past decades with a checkerboard of issues as the city continually experiences accelerated growth in pace with Utah expansion. Large unregulated landfills north of 1400 East Expressway Lane historically resulted in razed communities and relocated families due to gas emissions. These unregulated landfills north of Expressway Lane have left blighted areas unused since at least the 1940s, because of the stigma associated with contaminated sites. Land deals regarding highly contaminated metal and auto salvage yards, such as the one located at 601 South Main Street, have transacted without the responsible party conducting assessment and clean up resulting in wasted space over decades that could have been used since then for other opportunities. Smaller areas stagnating from environmental impacts include desirable locations with potentially leaking underground storage tanks and/or other environmental issues. Other brownfield sites identified in the target areas may include unregulated or undocumented landfills, auto salvage yards, factories, foundries, lumber yards, junk & scrap yards, auto body repair shops, and underutilized surface parking lots, among others. Many of these sites are listed on the Utah Department of Environmental Quality (DEQ) interactive map, a tool for identifying environmental concerns, including petroleum spills and underground storage tanks. The DEQ map lists up to 99 sites which may or may not be impacted.

ii. Description of the Priority Brownfield Site(s)

As part of the scope of work for this application, Spanish Fork City conducted an inventory of environmentally stressed sites. This inventory identified at least four (4) general target areas and eleven (11) potential priority brownfield sites within the identified target areas. The identified four (4) target areas include the Spanish Fork Fairgrounds and Main Street Corridor Target Area, Sugar Beet Factory and Intermodal Center Target Area, Industrial Park and Foundry Target Area, and the Expressway Lane Landfills Target Area. The Spanish Fork Fairgrounds and Main

Street Corridor Target Area includes the former Western Metals salvage yard site, the lumber yard site, a towing and impound yard site and Kens Auto Body. The Sugar Beet Factory and Intermodal Center Target Area includes the Sugar Beet Factory site. The Industrial Park and Foundry Target Area includes the old foundry site, the old metal work site, the trucking site, and the outdoor vehicle storage area. The Expressway Lane Landfills Target Area includes the Anderson Wrecking site and the landfill areas north of 1400 Expressway Lane.

The catalyst brownfield site is the former Western Metals site comprising 9.38 acres located at 601 South Main Street immediately adjacent to a state-of-the-art rodeo arena and county fairgrounds. This site is located within the Spanish Fork Fairgrounds and Main Street Corridor target area. During the county fair, rodeos & other events, participants travel from all over the country to this facility. Parking for the participants and public is horribly inconvenient and unsafe. Ideally, the City would like to use this land for desperately needed parking during major events as well as for space for a much-needed expansion of fairground infrastructure. This site was the subject of extensive previous investigations which revealed metals and other contamination; however, several areas still require assessment. The City is working with responsible parties to remove surface debris and complete building demolitions. The City would like to purchase this property but more assessment is needed in order to safely develop this site in a cost effective manner. The City plans to utilize State programs such as the Voluntary Cleanup Program (VCP) to facilitate redevelopment on the site. Redevelopment at the site will leverage any grant money spent on other properties in the Spanish Fork Fairgrounds and Main Street Corridor target area. Beneficial reuse of the site will benefit not only the City but to a much broader population throughout the county, state and visitors from around the country.

The Sugar Beet Factory and Intermodal Center is our number two (2) target area. The Sugar Beet Factory site is located at 400 South 1550 West at the west end of the City and comprises over 17 acres. The factory property has buildings from as early as 1916, and was utilized for processing sugar beets. The site contains ash and other processing waste. Contaminants may include semi-volatile organic compounds and hazardous metals. The site is near a planned freeway interchange and intermodal transit/rail hub. It is bordered on the east by a residential subdivision. The reuse of properties in this area is a high priority for the city and state as \$60 million (Utah Department of Transportation) has been allocated for the development of a new freeway interchange and \$84 million (Utah Transit Authority) is planned to be utilized on the construction of a commuter rail stop. The successful reuse of these properties will provide disadvantaged populations with new transportation, housing and employment opportunities.

The Industrial Park and Foundry is a target area located at approximately 1600 North 200 East and is also over 17 acres in size. Current and past uses within this target area include manufacturing, salvaging, storage, foundry activities and limited retail. Many of the buildings were constructed in the 1970's. It is anticipated that based on historical uses additional contamination will be found in the Industrial Park and Foundry target area. Successful assessment and reuse of this target area can lead to increased onsite green space, additional citywide open space and additional funding for recreational opportunities.

The Expressway Lane Landfills target area is located north of Expressway Lane east of Interstate-15 (I-15). The Expressway Lane Landfills target area historically had multiple unregulated landfills. Various parcels within this target area began use as landfills between the 1920's and the 1940's. Previous investigations have identified landfill gases and arsenic in the groundwater. Growth is encroaching on these landfills and much needed assessment work will facilitate the redevelopment of this target area.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The Spanish Fork City General Plan identifies land use designations for the project areas. The Sugar Beet Factory and Intermodal Center location currently anticipates low density residential (12,000 sq. ft. lots), but with a planned Center Street Interchange and Intermodal Center the City anticipates a mix of residential, office and commercial may be more reasonable. This will provide opportunities and locations for commercial operations and offices which are compatible with residential uses. The Spanish Fork Fairgrounds and Main Street Corridor and Industrial Park and Foundry target areas are designated in the adopted General Plan Land Use Element for Commercial Activities. This will provide conveniently located commercial areas to serve the residents of Spanish Fork and to expand the City's sales tax base. Each of the four (4) identified target areas will continue to provide a variety of employment opportunities for the residents of Spanish Fork and the surrounding area. Funding will help by identifying hazardous substances and promoting cleanup that can improve public health and spur economic development. Reuse and redevelopment of some of the target properties, in accordance with current City Code development regulations, can lead to an increase in onsite green space, citywide open space and additional funding for recreational opportunities.

ii. Outcomes and Benefits of Reuse Strategy

Redevelopment of the sites will stimulate investment throughout the Spanish Fork Fairgrounds and Main Street Corridor and other target areas adjacent to I-15. Benefits include increased employment opportunities, tax revenues and visual appeal. There continues to be strong demand for shovel ready sites in Spanish Fork. Additional features that make these sites desirable is the access to and visibility from I-15. The sites have infrastructure in place. Redevelopment of the sites may not be possible without the access to funding for brownfield assessments. An additional need for the grant to help spur economic growth is due to the fact that the target areas are not part of an established Opportunity Zone. The funding will help encourage private investment that would lead to job opportunities, additional tax revenue, and continued housing growth. Reuse of the sites may facilitate renewable energy. Spanish Fork City helped in establishing a windmill farm at the mouth of Spanish Fork Canyon, and is currently coordinating with the Utah Municipal Power Agency to place a solar farm in Spanish Fork City. The City follows the 2018 IECC building codes, and State amendments, that require redevelopment and reuse to follow energy efficient measures.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

Spanish Fork anticipates that assessment grant funds will lead to private investment to cover the costs of any necessary remediating and reuse of the sites. The City also will partner with the DEQ on their VCP and Enforceable Written Assurance (EWA) program. When combined with EPA funds available for site assessments, the DEQ programs can help attract property purchasers that may otherwise be scared away from the redevelopment of a brownfield site. The City intends to seek out other funding sources to support reuse of the sites and areas. The City will continue to utilize Community and Economic Development to conduct project management.

ii. Use of Existing Infrastructure

Developers and investors seek out properties that are connected to existing infrastructure. The target areas are largely improved with utilities and infrastructure. Additional infrastructure improvements as laid out in the City's Master Plans include, but are not limited to: Industrial Park and Foundry (fire flow improvements) and the Sugar Beet Factory and Intermodal Center

(water main upgrade). Additional improvements will be made with the planned interchange construction. Funding options for the City recommended projects could include enterprise funds, general obligation bonds, revenue bonds, State/Federal grants and loans, and impact fees. In reality, the City may need to consider a combination of these funding options.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

The importance of the assessment grant cannot be overstated. The City is requesting this funding because there are many potential sites, but City coffers are strained, tax base is limited and what resources that do exist are being used for basic city services, not assessments. The Assessment grant will provide funding opportunities that don't currently exist to assess the Brownfields in Spanish Fork City. The City is not aware of other funds available at the state or local level to support brownfields assessments. The City will partner with the DEQ on their VCP and EWA programs. The City will seek out and pursue funding to complement the grant funded assessment tasks and activities. The private sector is often unwilling to invest in reuse without a clear understanding of the costs of environmental remediation prior to making an investment. This can be due to the additional time and costs with conducting the necessary assessment and any remediation work. Contaminated sites in Spanish Fork will continue to languish as a blighting influence. Funding will help by removing uncertainties about exposure pathways to hazardous substances and promoting cleanup that can improve public health & spur economic development.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

According to data from the American Community Survey (ACS), Spanish Fork City has higher levels of children compared to the rest of the County, State, and the United States. These parts of the population are sensitive receptors to environmental contaminants. The health and welfare impacts to this group as a result of brownfield sites located in Spanish Fork City, include exposure to poor air quality, blight, and illegal dumping. Reuse of some of the target properties can lead to an increase in open space and additional recreational opportunities, thus, reducing some of the harmful impacts on children and the residents of Spanish Fork City.

Table: Vulnerable Populations in Spanish Fork City (Source: 2018 ACS Data)

	United States	Utah	Utah County	Spanish Fork City
Under 5 years	6.1%	8.0%	9.5%	10.9%
Under 18 years	22.4%	29.5%	33.4%	39.1%

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

According to the Utah Environmental Public Health Tracking resource, residents of Spanish Fork have a higher Cancer Death Rate when compared to the rest of Utah. Prostate Cancer Deaths are also higher. The Community is performing worse, and the differences are statistically significant. Several factors contribute to the development of cancer. Factors include exposure to chemicals that may be present in our target areas. Funding will help reduce these environmental justice challenges by removing uncertainties about exposure pathways to hazardous substances and promote cleanup that can improve public health and spur economic development.

(3) Disproportionately Impacted Populations

According to the Utah Division of Air Quality, Spanish Fork City is located in a nonattainment area for failing to meet national ambient air quality standards for Particulate matter (PM) 2.5 and 10. According to the Utah Environmental Public Health Tracking resource, residents of Spanish

Fork have a lower educational attainment level when compared to the rest of Utah and nationwide. The Community is performing worse, and the difference is statistically significant. Like Air Quality, education level is also strongly related to health status. Higher levels of education often result in higher family income, greater self-determination and understanding of health and illness factors, and a higher level of social and family support. All of those factors can result in better health. These issues affect all residents regardless of race, color, origin, or income level. Funding will help reduce these environmental justice challenges by removing uncertainties about exposure pathways to hazardous substances and promoting cleanup that can improve public health and spur economic development. Assessing, cleanup, and reuse of sites can also lead to an increase in air quality for the residents of Spanish Fork.

b. Community Engagement

- i. Project Partners (Refer to table under: ii. Project Partner Roles)
- ii. Project Partner Roles

Partner Name	Point of contact	Specific role in the project
Spanish Fork & Salem Chamber of Commerce	Heather Youd, President heathery@spanishforkchamber.com 801-798-8352	Assist with public outreach, co-host meetings, and collaborate on redevelopment planning for future reuse.
Economic Development Corporation of Utah (EDC Utah)	Katherine Morrell, Community Strategist kmorrell@edcutah.org 801-328-8824	Conduct outreach with business and property owners and collaborate on redevelopment planning.
Mountainland Association of Governments (MAG)	Michelle Carroll, Director Community & Economic Dev. mcarroll@mountainland.org 801-229-3833	Integrate redevelopment planning with regional planning, infrastructure, and economic development efforts.
Utah County Board of Health (UCBH)	Ralph L. Clegg Executive Director ralph@UtahCounty.gov 801-851-7000	Assist Spanish Fork City with public outreach and education on public health impacts of brownfields.

iii. Incorporating Community Input

Spanish Fork City will continue community engagement methods, including setting up quarterly meetings and providing information on the City website. Community support and engagement is vital in identification of, assessing and reuse of target properties. Community stakeholders can gather information and provide comments/feedback as it relates to brownfields sites in the project area. The website may allow for surveying and public input, which the City plans to utilize during the project period to solicit input on site selection for assessment and site reuse.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Spanish Fork City seeks a \$300,000 EPA Brownfields Community-wide Assessment Grant to investigate hazardous substances and petroleum contamination in the project area. EPA-funded activities include Cooperative Agreement Oversight, Community Engagement, Phase I Assessment Activities, Phase II Assessment activities and remedial investigation (RI) which includes cleanup cost estimating and planning.

Task 1 – Cooperative Agreement Oversight: Activities to be completed under this task include EPA reporting, management of site assessments planning activities, travel and training.

These will be conducted by the City's project director, with the assistance of a Qualified Environmental Professional (EP). Spanish Fork City will comply with all required cooperative agreement requirements. The City will also develop and publish a one-time Request for Proposals (RFP) to procure a Qualified Environmental Professional with experience in the implementation of EPA Brownfield Grants to assist with grant management, project oversight, community engagement and environmental site assessments on an as needed basis. The City reserves the option to change EP at any time at the City's discretion. The Qualified Environmental Professional will be procured on a competitive basis, with a major consideration given to consultants well versed in the City's environmental history, in accordance with applicable City Policy, local, state, and federal regulations, and in close coordination with EPA Region 8 staff. The City will provide its own staff and pay their salaries for grant work and management thus leveraging grant funding.

Task 2 - Community Engagement: Activities to be completed under this task include assisting residents, business owners, and other community stakeholders to remain involved in Spanish Fork's brownfield projects. Costs associated with this task may include provision of meeting notices and materials, town hall meetings, development of educational materials, development of a Community Relations Plan, phone calls with interested parties, development of brownfield site ranking criteria to determine a potential prioritization and community engagement around prioritizing sites for assessment. These will be conducted by the City's project director, with the assistance of the Qualified EP described in Task 1 above. Planning may include reuse planning, the development of an area-wide plan, conducting market feasibility studies, land use assessments, evaluating infrastructure needs, and site reuse assessments.

Task 3 – Phase I Assessment Activities: Activities to be conducted include Phase I Environmental Assessments (ESAs) on all 11 brownfield sites found within the four target areas. The ranked No 1 priority brownfield site catalyst, the former Western Metals Salvage Site, will also fall under Utah County's jurisdiction as the fairgrounds have been a joint venture with the City for decades. The site assessments will comply with the most current local, state, and federal ASTM standards. Estimated costs are based on prior experience with actual site costs.

Task 4 – Phase II Assessment Activities: Phase II assessments will be conducted based on the results of the Phase I assessments and stakeholder input. It is anticipated that six (6) sites will be subject to a Phase II assessment conducted under this grant. This will include preparation of site-specific Quality Assurance Project Plans and Phase II Work Plans to be submitted to EPA for review prior to the beginning of any field activities. The primary purpose of the Phase II is to identify environmental impacts to a site generally; and where possible, to characterize the full extent of the contamination. The assessments will comply with the most current local, state, and federal standards. Health and Safety Plans (HASP) will be developed and coordinated with the health department, especially during projects where elevated exposure to workers is anticipated.

Task 5 – Remedial Investigation (RI): Remedial investigations are defined as clean up cost estimating and planning and. These will be conducted based on the results of the Phase II assessments and stakeholder input. It is anticipated that approximately six (6) RI studies will be conducted under this grant – five (5) hazardous substances, and one (1)-petroleum. Activities will primarily consist of preparation of RI Work Plans, which will be submitted to EPA for review. The RI is intended to build on Phase I and Phase II assessment data to enhance future remedial efficacy at a given brownfield site. Health and safety plans will be developed for each RI site and coordinated with the local health department to monitor risks to exposure. The investigations will comply with the most current local, state, and federal standards.

i. Project Implementation

The Spanish Fork Fairgrounds and Main Street Corridor target area includes the grant catalyst brownfield site, Western Metals Salvage yard. This site is located at 601 South Main Street adjoining the Fairgrounds and Rodeo Stadium, and is being pursued by the City for redevelopment. After decades of blight, several completed studies, and frustration by interested parties, surface clean-up is finally underway. Progress at this site is time-critical and could stall. Some surface materials, wastes, debris and spills have been cleaned up. There is much surface clean-up to be conducted under separate funding. The removal of surface debris under other funding will encourage new development in the area.

In-kind funding will be provided by unbilled salaries at the City level and contributions by community partners benefiting from the redevelopment. For example, assessments will build confidence in parties interested in developing a site once they understand the extent of the problem. We anticipate funded assessments will motivate other interested parties to develop the lands once total costs are known by having completed assessments. We believe this will spawn investment in adjoining sites as well. Much of the programmatic costs will be funded by Spanish Fork City and absorbed into their administrative indirect overhead budget; however, if it becomes necessary to bill administrative costs, then the total administrative costs will not exceed 3% of the total grant, below the grant cap of 5% for municipalities.

ii. Anticipated Project Schedule

The schedule and timing for the EPA-funded activities realistically will evolve and many tasks will be coordinated to occur concurrently where necessary to meet deadlines. Assessments can be awarded for multiple sites concurrently to expedite the process. Considering the historical nature of the City (founded 1851), this Community-wide Assessment Grant application anticipates discovering new sites which is commonplace. We anticipate that our scheduling and coordination will evolve over time with emergent sites. The schedule assumes a grant is awarded by early 2021; however, we will begin assessment work after community activities have been completed and the Quality Assurance Project Plan (QAPP) has been developed.

Schedule of Tasks	Title	*Start Date	End Date
1	Cooperative Agreement Oversight	5/1/2021	4/31/2024
2	Community Engagement	5/1/2021	4/31/2024
3	Phase I Assessments	5/1/2021	4/31/2024
4	Phase II Assessments	5/1/2021	4/31/2024
5	Remedial Investigation	5/1/2021	4/31/2024

* Or “late Spring 2020” per FY20 RFP guidelines.

iii. Task/Activity Lead

Task 1 – Cooperative Agreement Oversight: Task lead is the City Project Director for the Community-wide Assessment Grant as well as a Qualified EP.

Task 2 - Community Engagement: Task lead is the City Project Director, the City’s Public Relations Official and City Director. Assisting will be a Qualified EP.

Task 3 – Phase I Assessment Activities: Task Lead is the Qualified EP, the City’s Project Director, and where applicable, EPA Grant personnel. DEQ will provide technical support and guidance.

Task 4 – Phase II Assessment Activities: Task lead is the Qualified EP, and the local health department. DEQ will provide technical support and guidance. Depending on the anticipated exposure levels not only to workers but to the neighborhood, a Certified Industrial Hygienist

(CIH) may be deployed to coordinate with the health department. Where applicable, EPA Grant personnel would review work-plans and products to ensure technical, safety and QA QC consideration are in place.

Task 5 – Remedial Investigation: Task lead is the Qualified EP, the local health department. DEQ will provide technical support and guidance. Where applicable, EPA Grant personnel would review to ensure that, technical, safety and QAQC considerations are in place.

iv. Outputs

Task 1 – Cooperative Agreement Oversight Outputs: RFP issued for Qualified EP, quarterly reports, MBE-WBE reports, ACRES reporting, Federal Financial Reports, grant closeout documentation and training seminars/conferences such as the National Brownfields Conference.

Task 2 - Community Engagement Outputs: Community town hall meetings held; open city council meetings; maps; handouts and other meeting materials produced; Community Relations Plan; prioritized list of brownfield sites.

Task 3 – Phase I Assessment Activities Outputs: A total of 11 Phase I ESA reports.

Task 4 – Phase II Assessment Activities Outputs: An estimated six (6) Phase II reports.

Task 5 – Remedial Investigation Outputs: An estimated six (6) RI reports.

b. **Cost Estimates**

Budget Categories	iv. b. Cost Estimates					
	Project Tasks (\$)					Totals
	Task 1 Coop. Agreement	Task 2 Community Engage	Task 3 Phase I Assess	Task 4 Phase II Assess	Task 5 RI Investigation	
Hazardous Substances						
Personnel						\$ -
Fringe						\$ -
Travel	\$ 1,500.00					\$ 1,500.00
Equipment						\$ -
Supplies		\$ 3,500.00				\$ 3,500.00
Contractual	\$ 20,000.00	\$ 10,000.00	\$ 31,500.00	\$ 120,000.00	\$ 35,000.00	\$ 216,500.00
Other						\$ -
Subtotal HazSub	\$ 21,500.00	\$ 13,500.00	\$ 31,500.00	\$ 120,000.00	\$ 35,000.00	\$ 221,500.00
Petroleum						
Personnel						\$ -
Fringe						\$ -
Travel	\$ 1,500.00					\$ 1,500.00
Equipment						\$ -
Supplies		\$ 1,500.00				\$ 1,500.00
Contractual	\$ 7,500.00	\$ 3,500.00	\$ 16,000.00	\$ 41,500.00	\$ 7,000.00	\$ 75,500.00
Other						\$ -
Subtotal Petroleum	\$ 9,000.00	\$ 5,000.00	\$ 16,000.00	\$ 41,500.00	\$ 7,000.00	\$ 78,500.00
Total Direct Costs	\$ 30,500.00	\$ 18,500.00	\$ 47,500.00	\$ 161,500.00	\$ 42,000.00	\$ 300,000.00
¹ Total Indirect Costs						
Total Grant	\$ 30,500.00	\$ 18,500.00	\$ 47,500.00	\$ 161,500.00	\$ 42,000.00	\$ 300,000.00

¹Total Indirect Costs including utilities, office space, office expenses, and other administrative fees will be covered by the City and not billed to assessment grant budget. In the event charges are made, they would be less than 3% of the grant. The City's overall goal is to maintain over 80% allocation to assessment work.

i. Development of Cost Estimates

Development of Cost Estimates: Task cost estimates are developed based on current market rates specific to various tasks and levels of expertise required to complete each task. Community work is based on known cost history within the City's outreach programs, notifications and public meetings. We also evaluated costs used in successful grant applications by our neighbors

to the north, the City of Orem and Provo City. Where average costs are used, lower average costs are projected for petroleum sites than hazardous substance sites (Cost Estimates Table):

ii. Application of Cost Estimates

Where average costs are used, lower average costs are projected for petroleum sites than hazardous substance sites, in most cases, 50% lower. The project costs are realistic as over 80% (see below) of the grant funds are allocated to assessment work. Consider also that the City will deploy City personnel and assets in addition to EPA-Grant monies to complete the projects. Our assessment cost projections meet or beat average costs for the same work in the State of Utah.

iii. Funds Allocated Toward Environmental Site Assessments

We anticipate allocating \$251,000.00 to assessment work or 83.67% of the total budget. Total indirect costs such as utilities, building maintenance, office expenses, insurance, telephone, accounting and administrative fees generally will be covered by the City. In the event charges must be made to the grant, the goal of the City is to achieve over 80% allocations to assessments because of the environmental assessment needs of the City. Assessment funding will be allocated aggressively toward priority sites based on several criteria, and then the remaining funds will be applied to lesser or non-priority sites. What this means is that allocation will occur in the classic “top-down” allocation strategy. It is possible that the “bottom” two (2) or three (3) low or non-priority sites might not get funded.

Task 1 – Cooperative Agreement Oversight Cost estimate: \$30,500.00; see Cost Table.

- Contractual: Professional services for grant management: 3 years = \$27,500.00
- Travel: Travel Expenses, 3 years est. @ \$1,000/year = \$3,000

Note: An estimated \$10,000 per year for 3 years will be contributed as in-kind leveraged services by the City’s project coordinator for project management and community outreach.

Task 2 - Community Engagement Cost estimate: \$18,500.00; see Cost Table.

- Contractual:
- Professional services for community outreach 3 years @ \$3,000/year = \$9,000.00
- Development of Community Relations Plan @ \$1,500 in addition to contractual budget
- Development of brownfield prioritization criteria @ \$3,000 addition to contractual budget

Subtotal Contractual Budget = \$13,500.00 for hazardous substances/petroleum (\$10,000.00 hazardous substances; \$3,500.00 petroleum).

- Supplies: 3 years of supplies such as maps, handouts, brochures, and large-scale demonstration boards est. \$5,000.00 over 3 years with expected weighted allocation of \$2,000.00 first year, then \$1,500.00 per year over the last two year for a total of \$5,000.00.

Task 3 – Phase I Assessment Activities Cost estimate: \$47,500.00; see Cost Table.

Seven (7) haz sub sites @\$4500 per site plus four (4) petroleum sites @\$4000 per site.

Task 4 – Phase II Assessment Activities Cost estimate: \$161,500.00; see Cost Table.

Four (4) hazardous sub sites @\$30,000 and two (2) petroleum sites @\$20,750.00 per site.

Task 5 – Remedial Investigation Cost estimate: \$42,000.00; see Cost Table.

Six (6) sites est. average @ \$7000.00/site = \$42,000.00 (5 hazardous sub/1 petroleum)

c. **Measuring Environmental Results**

The City of Spanish Fork will maintain close coordination with all work to be funded under this project, and will pay careful attention to tracking important EPA outcomes including the number of jobs created; funding leveraged through the economic reuse of sites; the number of acres made ready for reuse; reduction in exposure pathways for contaminants; acres of green-space created; and mitigation of environmental justice issues. Spanish Fork City will track, measure and evaluate progress towards achieving the project outputs listed in section 3.b above primarily by

utilizing EPA's ACRES system to track completed work including outcomes and outputs such as Phase Is, Phase IIs, and RIs. This will help the EPA maintain consistency with the EPAs Strategic Plan. As outlined in ACRES, we will provide both ground and aerial photos from every stage of work. We will use and complete the land revitalization photo submission form to submit photos.

In addition, Spanish Fork City will also monitor project progress through documentation provided by all contractors and consultants, and it will provide this information to the EPA project officer through quarterly reports and annual reports, and regular correspondence. Spanish Fork City is continually developing a working relationship with EPA and DEQ, and will continue to coordinate with them on project process. Spanish Fork City is also committed to working with DEQ to ensure that environmental work proceeds in accordance with all applicable standards. Spanish Fork City believes all of these activities, once achieved through this grant and other grants in the future, will lead to cleaner air, land and water as properties are assessed, cleaned up and redeveloped in a manner that promotes healthy, sustainable growth.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

Spanish Fork City has the staff resources to ensure the timely and successful expenditure of funds and completion of all technical, administrative and financial requirements of the project and grant. The City Project Director will be assisted by the Community and Economic Development Department in long range planning efforts, public outreach, coordination and project management. Spanish Fork City has a finance department that will assist with managing the accounting, a purchasing department that will assist with proper procurements, and a legal department that will assist by reviewing all relevant contracts and other legal documents.

ii. Description of Key Staff

City Project Director and a Qualified Environmental Professional. The City will also develop and publish a Request for Proposals (RFP) to procure a Qualified Environmental Professional with experience in the implementation of EPA Brownfield Grants to assist with grant management, project oversight, community engagement and environmental site assessments.

iii. Acquiring Additional Resources

The City will develop and publish a RFP to procure a Qualified Environmental Professional to assist with acquiring any additional expertise and resources (e.g. contractors or sub-recipients) per grant requirements to successfully complete the project.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant: No

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements No

iii. Never Received Any Type of Federal or Non-Federal Assistance

Agreements Spanish Fork City has not received any type of federal or non-federal assistance agreement (grant or cooperative agreement). However, Spanish Fork City has received several millions of dollars of state and federal funds in recent years for a variety of transportation and recreation projects. Those funds have been successfully employed to complete the projects in accordance with project concepts and guidelines.

Threshold Criteria Responses

Attachment 1 – Statement of applicant eligibility.

Spanish Fork City is the applicant and is eligible for the funding.

Attachment 2 – Community Involvement.

Spanish Fork City will continue community engagement methods, including setting up quarterly meetings and providing information on the City website. Community support and engagement is vital in identification of, assessing and reuse of target properties. Community stakeholders can gather information and provide comments/feedback as it relates to brownfields sites in the project area. The website may allow for surveying and public input, which the City plans to utilize during the project period to solicit input on site selection for assessment and site reuse. Spanish Fork's goal is to keep the community and other stakeholders informed and actively involved. This may include the provision of meeting notices and materials, town hall meetings, development of educational materials, development of a Community Relations Plan, phone calls with interested parties, development of brownfield site ranking criteria to determine a potential prioritization and community engagement around prioritizing sites for assessment. Planning may include reuse planning, the development of an area-wide plan, conducting market feasibility studies, land use assessments, evaluating infrastructure needs, and site reuse assessments.

Attachment 3 – Expenditure of Assessment Grant Funds.

Spanish Fork City does not have an active Assessment Grant.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/02/2019

4. Applicant Identifier:

Spanish Fork Utah

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Spanish Fork City Utah

* b. Employer/Taxpayer Identification Number (EIN/TIN):

(b) (6)

* c. Organizational DUNS:

0731054880000

d. Address:

* Street1:

40 South Main Street

Street2:

* City:

Spanish Fork

County/Parish:

Utah

* State:

UT: Utah

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

84660-2031

e. Organizational Unit:

Department Name:

Community Development

Division Name:

Planning

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Brandon

Middle Name:

* Last Name:

Snyder

Suffix:

Title:

City Planner

Organizational Affiliation:

* Telephone Number:

801-804-4596

Fax Number:

* Email:

bsnyder@spanishfork.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

EPA Brownfields Community-wide Assessment Grant Application Spanish Fork City Utah

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: